

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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Business District and B7-7 General Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Madison Street; S. LaSalle Street; W. Arcade Place; and a line 140 feet west of S. LaSalle Street, to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Planned Development printed on pages 7178 through 7183 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

PLATES PAGES NO. 771 - 776

*Reclassification of Area Shown on Map No. 2-G.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications as shown on Map No. 2-G in the area bounded by

W. Vernon Park Place; the east line of the alley next east of and parallel to S. Miller Street; the south line of the alley next north of and parallel to W. Polk Street; the west line of the alley next east of and parallel to S. Carpenter Street; a line 165.81 feet south of W. Vernon Park Place; and S. Carpenter Street,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Planned Development printed on pages 7184 through 7188 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

PLATES NOS. 778 - 782

*Reclassification of Area Shown on Map No. 3-H.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B1-2 Local Retail District symbols and indications as shown on Map No. 3-H in the area bounded by

W. LeMoynes Street; N. Leavitt Street; a line 25 feet south of W. LeMoynes Street; and the alley next west of N. Leavitt Street,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 5-F.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-3 Restricted Retail District symbols and indications as shown on Map No. 5-F in the area bounded by

## RESIDENTIAL PLANNED DEVELOPMENT

## PLAN OF DEVELOPMENT

## STATEMENTS

P.D. #229

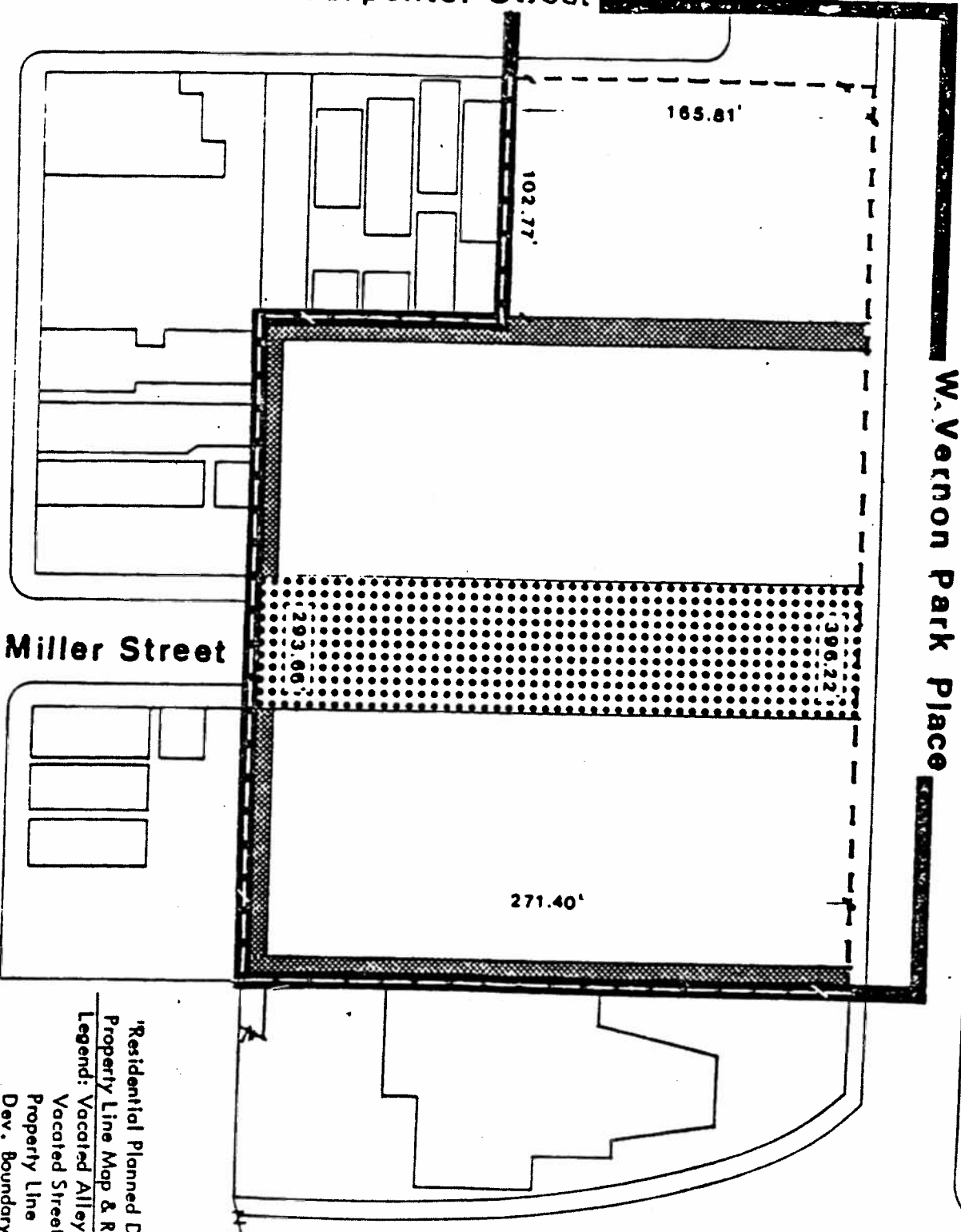
1. The area delineated herein as a Residential Planned Development is owned or controlled by the Applicant as holder of fee simple title or as contract purchaser of the subject property pursuant to a negotiated sale.
2. Off-street parking facilities will be provided in compliance with this Plan of Development.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Applicant and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Use of land will consist of Residential Dwelling Units and off-street parking as authorized by this Plan of Development.
7. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (Site Plan), illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. Identification signs may be permitted with the approval of the Commissioner of Planning.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Planning.

APPLICANT: UNIVERSITY PARK LIMITED PARTNERSHIP V

DATE: May 13, 1981

Carpenter Street

W. Vernon Park Place



Miller Street

Morgan Street

5 20 50



"Residential Planned Development"  
Property Line Map & R.O.W. Map

Legend: Vacated Alley

Vacated Street

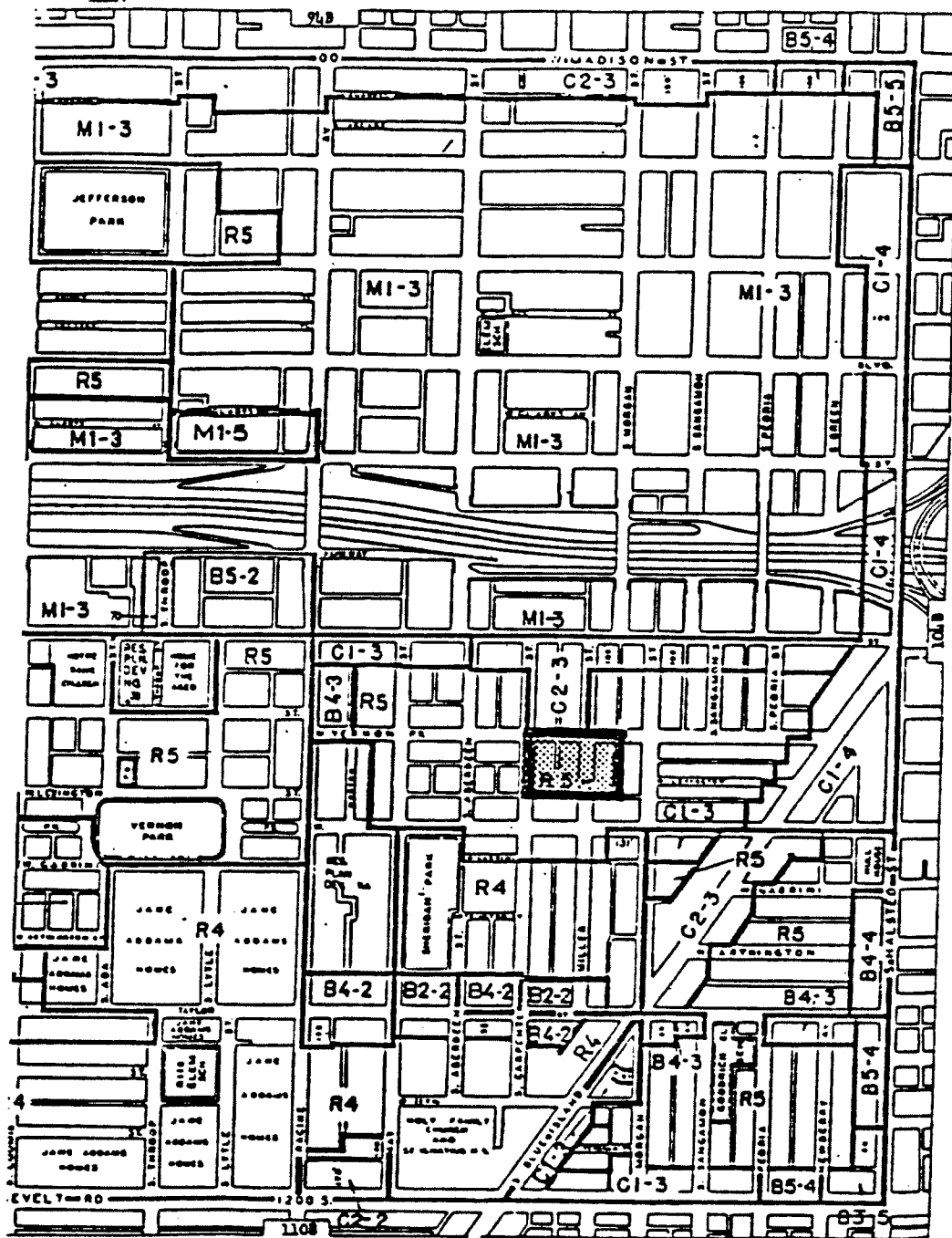
Property Line

Dev. Boundary

Applicant: University Park

Limited Partnership V

Date: May 13, 1981



"Residential Planned Development"  
 Zoning Map  
 Applicant: University Park  
 Limited Partnership V

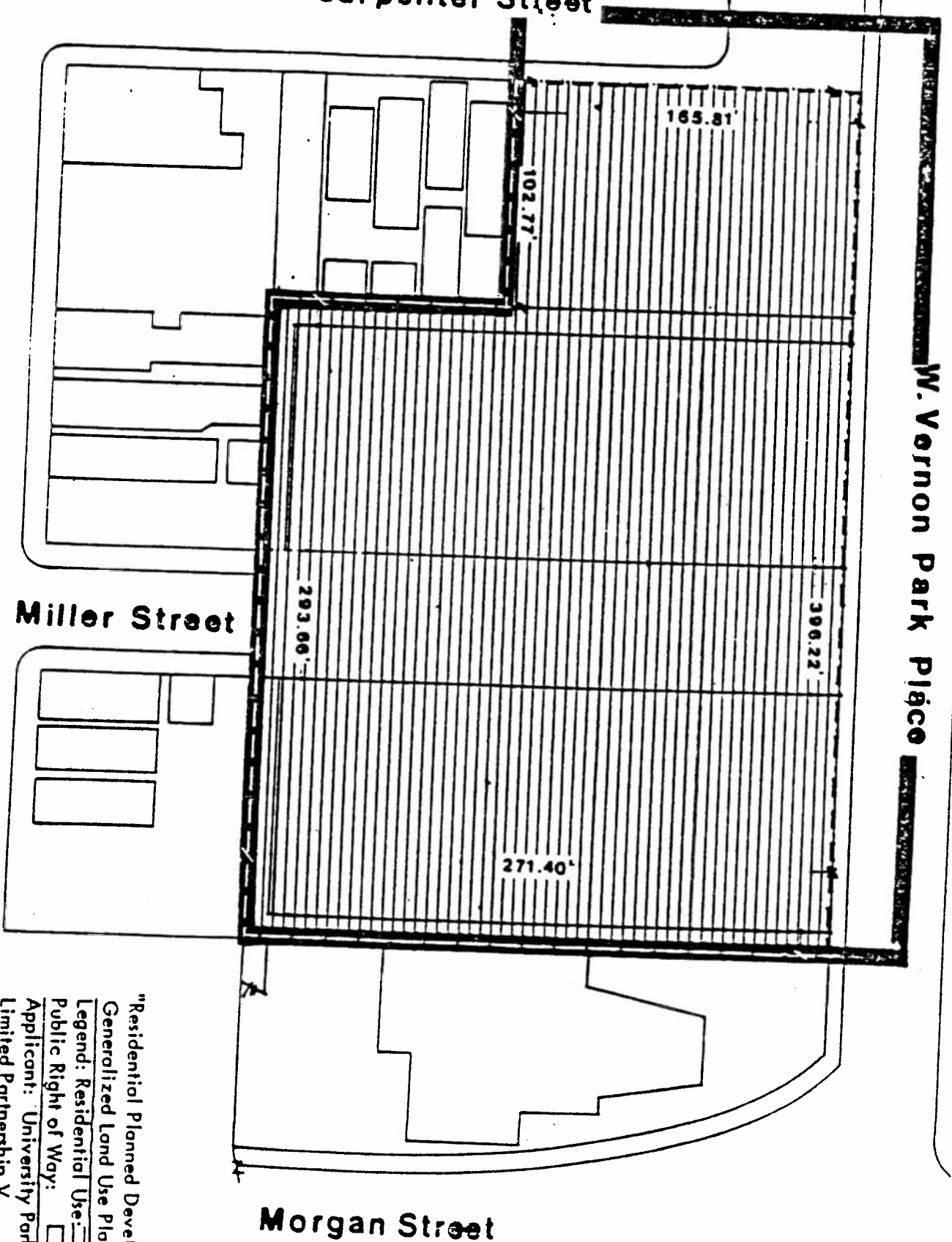
Date: May 13, 1981

September 14, 1981

UNFINISHED BUSINESS

7187

Carpenter Street



"Residential Planned Develop  
Generalized Land Use Plan  
Legend: Residential Use: ☒  
Public Right of Way: ☐  
Applicant: University Park  
Limited Partnership V

Vernon Park Place  
Date: May 13, 1981

## Residential Planned Development

Planned Development Use & Bulk Regulations & Data

<u>Net Site Area</u>		<u>General Description</u>			
Sq. Ft.	Acres	Of Land Use	D.U.s	F.A.R.	% Of Land Coverage
96,740	2.22	Townhouses for families with enclosed private terrace and with 40 on-site parking spaces.	40	1.0	39%

Gross Site Area: Net site area & area of adjacent public streets.  
 96,740 (2.22 acres) plus 17,767 (.41 acres) = 114,507 (2.63 acres)

Maximum Number Of D.U.s: 40

Maximum Permitted F.A.R. For Total Net Site Area: 1.0

Minimum Number Of Off-Street Parking Spaces: 40 (or one for each D.U.)

Minimum Number Of Loading Berths: 0

Minimum Periphery Setbacks:

North:	15' - 0"
East:	7' - 0"
South:	20' - 0"
West:	0' - 0"

Maximum Percentage Of Land Covered: 39%

Applicant: University Park Limited Partnership V

Date: May 13, 1981

5/13/87

UNFINISHED BUSINESS

A2450  
553

a line approximately 148.57 feet north of and approximately parallel to West Van Buren Street; South Clinton Street; West Van Buren Street; and the public alley next west of South Clinton Street,

to those of a C3-6 Commercial-Manufacturing District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map No. 2-G.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development No. 269 symbols and indications as shown on Map No. 2-G in the area bounded by

West Vernon Park Place; the east line of the alley next east of and parallel to South Miller Street; the south line of the alley next north of and parallel to West Polk Street; the west line of the alley next east of and parallel to South Carpenter Street; a line 165.83 feet south of West Vernon Park Place; and South Carpenter Street,

to the designation of a Residential Planned Development No. 269, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

*Residential Planned Development No. 269, As Amended.*

*Plan Of Development.*

1. The area delineated herein as "Residential Planned Development No. 269", as amended, is controlled by the City of Chicago, Department of Urban Renewal, since it lies within the Near West Side Conservation Area.
2. All applicable official reviews, approvals or permits are required to be obtained by the redeveloper or its successor.



3. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Department of Planning.
4. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval of the Chicago City Council.
5. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Bureau of Traffic Engineering and Operations and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of residential dwelling units and off-street parking as authorized by this Plan of Development.
7. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (Site Plan), illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. Identification signs may be permitted with the approval of the Commissioner of Planning.
9. All alleys within the boundaries of the Planned Development shall not be reduced to less than 20 feet in width where they are adjacent to garages, per the site plan contained in Schedule B of the Amended Redevelopment Agreement.
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Planning.

APPLICANT: Department Of Urban Renewal

DATE:

*Residential Planned Development No. 269, As Amended.*

*Planned Development Use & Bulk Regulations  
& Data.*

Net Site Area		General Description				% Of Land
Sq. Ft.	Acres	Of Land Use	D.U.s	F.A.R.		Coverage

96,706.1	2.22	1200 To 2700 square foot residential townhouses with a minium of 64 enclosed parking spaces	54	1.2	30% without garages
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Gross Site Area: Net site area & area of adjacent public streets and alleys.  
 96,706 (2.22 acres) plus 17,767 (.41 acres)  
 = 114,473 (2.63 Acres)

Maximum Number Of D.U.s: 54

Maximum Permitted F.A.R. For Total Net Site Area: 1.2

Minimum Number Of Off-Street Parking Spaces: 64

Minimum Number Of Loading Berths: 0

Maximum Percentage Of Land Covered: 30% Without Garages

Minimum Periphery Setbacks:

	At Building (excluding stairs)
North	0' - 0"
East	18' - 0"
West (LR 16A) (LR 16B & 102)	18' - 0" 5' - 0"
South (LR 102) (LR 16A)	8' - 0" 52' - 0"

Setback and yard requirements may be adjusted where required to permit conformance to the patterns of, or architectural arrangement related to, existing structures or when necessary because of technical reasons, subject to the approval of the Department of Urban Renewal and the Commissioner of Planning.

APPLICANT: Department Of Urban Renewal

DATE:

[Residential Planned Development Zoning Maps printed  
on pages 557 through 560 of this Journal.]

*Reclassification Of Area Shown On Map No. 2-G.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B5-2 General Service District and M1-3 Restricted Manufacturing District symbols and indications as shown on Map No. 2-G in the area bounded by

West Congress Parkway; South Throop Street; West Harrison Street; and South Loomis Street,

to the designation of an Institutional Planned Development, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

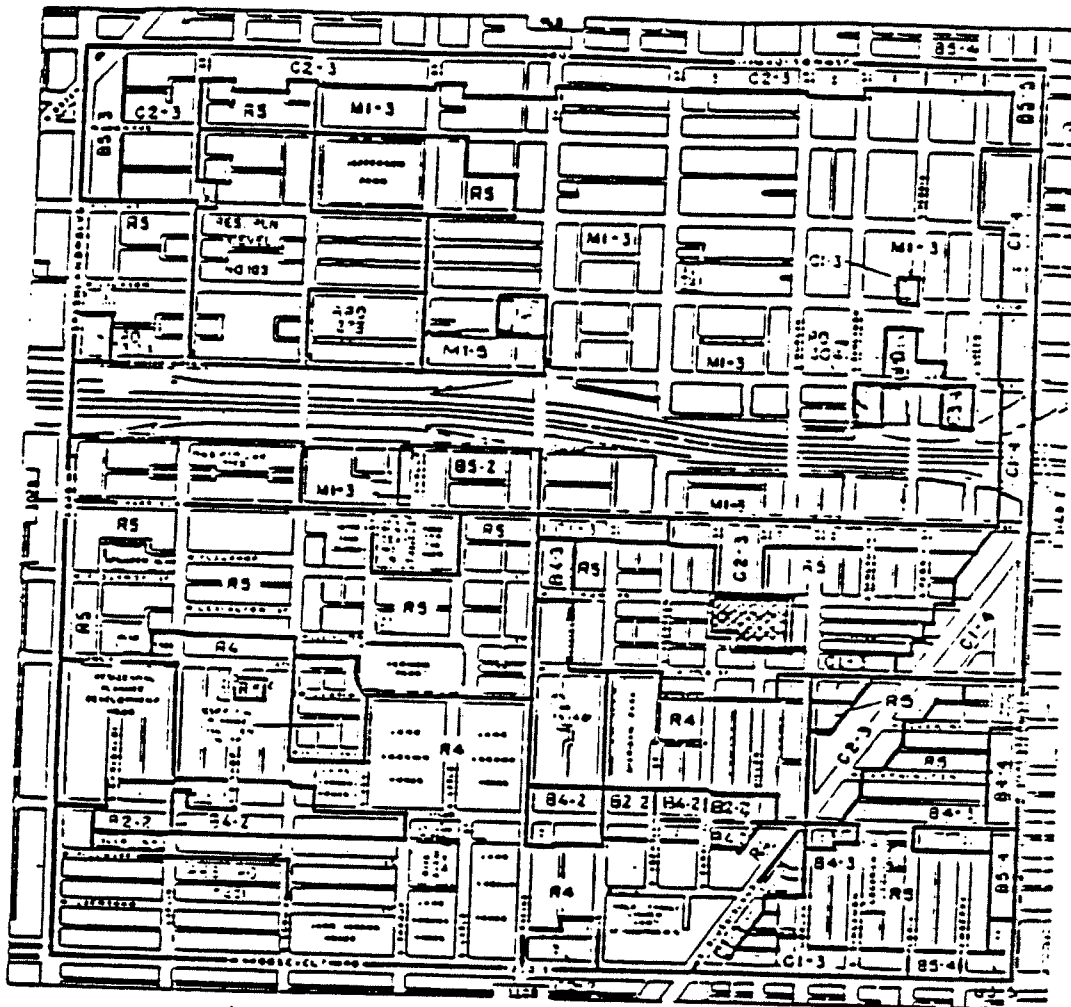
Plan of Development attached to this ordinance reads as follows:

*Near West Elementary School  
Institutional Planned Development  
Plan Of Development  
Statements.*

1. The area delineated hereon as "Institutional Planned Development" is owned and controlled by the Board of Education of the City of Chicago.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.

(Continued on page 561)

## RESIDENTIAL PLANNED DEVELOPMENT NO. 269, as amended



"RESIDENTIAL PLANNED DEVELOPMENT"  
ZONING MAP

## LEGEND:

Residential Planned Development

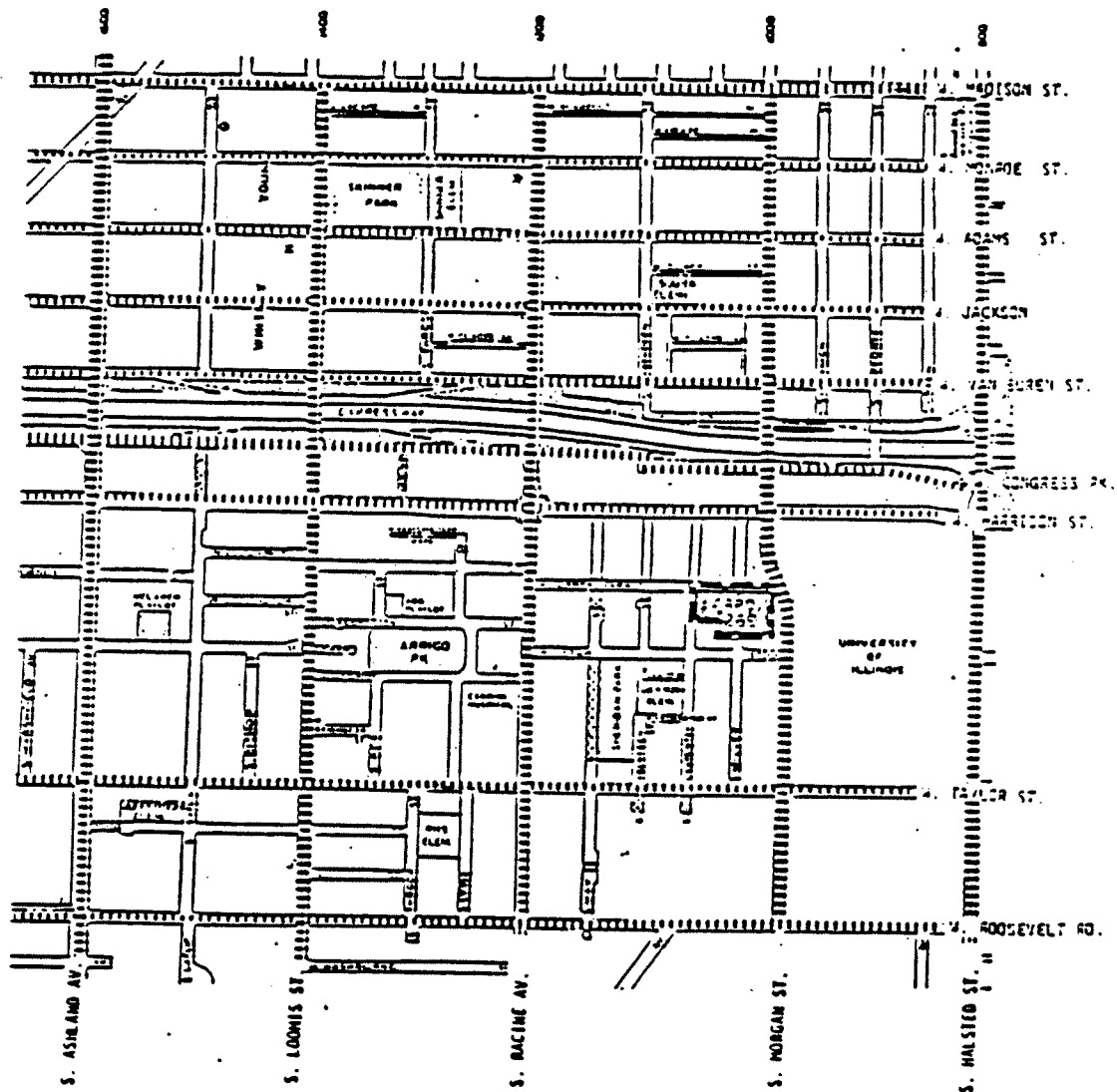


APPLICANT:

Department of Urban Renewal

DATE:

RESIDENTIAL-PLANNED DEVELOPMENT NO. 259, as amended  
EXISTING ZONING AND PREFERENTIAL  
STREET MAPS



LEGEND:

RESIDENTIAL-PLANNED DEVELOPMENT

ZONING DISTRICT BOUNDARIES

PREFERENTIAL STREET

APPLICANT: Department of Urban Renewal

DATE: